

December 15, 2003

*Request for Abandonments for:*

# Sienna Hills

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scottsdale, arizona

## PROJECT CONTACTS.

Owner & Developer:

Walker / Long Holdings, LLC  
11811 N. Tatum Boulevard, Suite 1065  
Phoenix, AZ 85028  
[480] 657-8797

Engineering:

Allen Consulting Engineers, Inc.  
2550 N Thunderbird Circle, Suite 132  
Mesa, AZ 85215  
[480] 844-1666

Planning:

Tornow Design Associates, PC  
7610 E. McDonald Drive, Suite E  
Scottsdale, AZ 85250  
[480] 607-5090

## LOCATION.

The 14-acre site is located at the southwest corner of Gail Road and 124<sup>th</sup> Street approximately ¼ mile north of Shea Boulevard [see attached maps provided with this application]. The property is currently zoned R1-43 ESL. The Scottsdale General Plan – Land Use Element indicates ½ to 2 units per acre for this area.



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Prepared for: Walker / Long Holdings, LLC  
Prepared by: Tornow Design Associates, PC

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## DEVELOPMENT PROPOSAL.

The applicant proposes a 12-lot custom home subdivision for the 14-acre site. This is consistent with the underlying R1-43 zoning and the current General Plan designation. In order to accomplish this new subdivision plat, a few existing old easements that bisect the site need to be abandoned. There is no need, now or in the future, for use of these existing easements.

## ABANDONMENT REQUEST.

This application represents the proposed request for abandonment of certain easements as a companion case for a preliminary plat and amended development standards. A map and legal descriptions of these easements have been submitted with this application. The applicant has developed a development plan for the site that provides 12 custom home sites averaging 42,000 square feet in area. The existing easements were provided as a part of old subdivision platting for the area. Many of these old plats have since been rezoned and / or replatted thus eliminating the need for the easements present on the Sienna Hills site.

Access to the site is provided from Gail Road which eliminates any need to use any of the existing easements.

Per the requirements of the City of Scottsdale, all affected utility companies who may have interest in these easements have been contacted to solicit their response to the proposed abandonments. At this time, all utility companies have responded and have no interest, now or in the future, in these easements.

A copy of those letters, the responses and required recorded documents and legal descriptions have been submitted with this request. Subsequent to the approval of these abandonments, the preliminary plat request for the proposed subdivision will be processed through the Development Review Board.

## NEIGHBORHOOD CONTACT & INPUT.

The applicant and planning team made a presentation to the North East Shea Property Owner's Association [NESPOA] at their regular monthly board meeting in December 2003. The proposed subdivision and abandonments were presented to the board and neighbors. No significant points of concern were presented by the board or the residents in attendance. Several of the residents that live immediately to the west and north of the Sienna Hills development were in attendance at this meeting. Overall, the board and local resident attendees were appreciative of the proposed abandonments and the new site plan.

Further communication with the area residents will be accomplished via City postcard mailings once the project has been scheduled for public hearings. Any other communications between the applicant and neighbors or local associations will be communicated to the city planning staff.

